

A move-in-ready or redevelopment opportunity in a unique campus setting with proximity to prominent institutions and thriving communities.



- | | |
|--|---|
| 1 - Future AFRH-W Redevelopment | 4 - Trinity Washington University |
| 2 - Washington Hospital Center
Children's Hospital
VA Hospital | 5 - The Catholic University
of America |
| 3 - Future McMillan Redevelopment | 6 - Howard University |
| | 7 - Gallaudet University |

LAGARDE BUILDING

Armed Forces Retirement Home
3700 North Capitol Street, NW
Washington, DC 20011



For more information on the redevelopment potential of the LaGarde Building at AFRH-W please contact:

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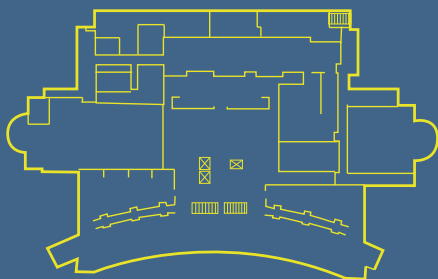
LAGARDE
BUILDING

THE LAGARDE BUILDING

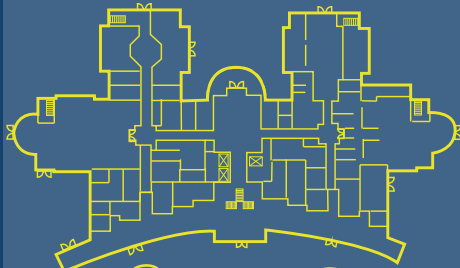
at the Armed Forces Retirement Home in Washington, DC offers developers and tenants a unique redevelopment or lease opportunity within a secure federal campus.

- Move-in ready assisted living and healthcare facility.
- Only recently vacated and equipped with modern systems.
- Close proximity to universities, hospitals, and growing neighborhoods.
- Controlled access campus.

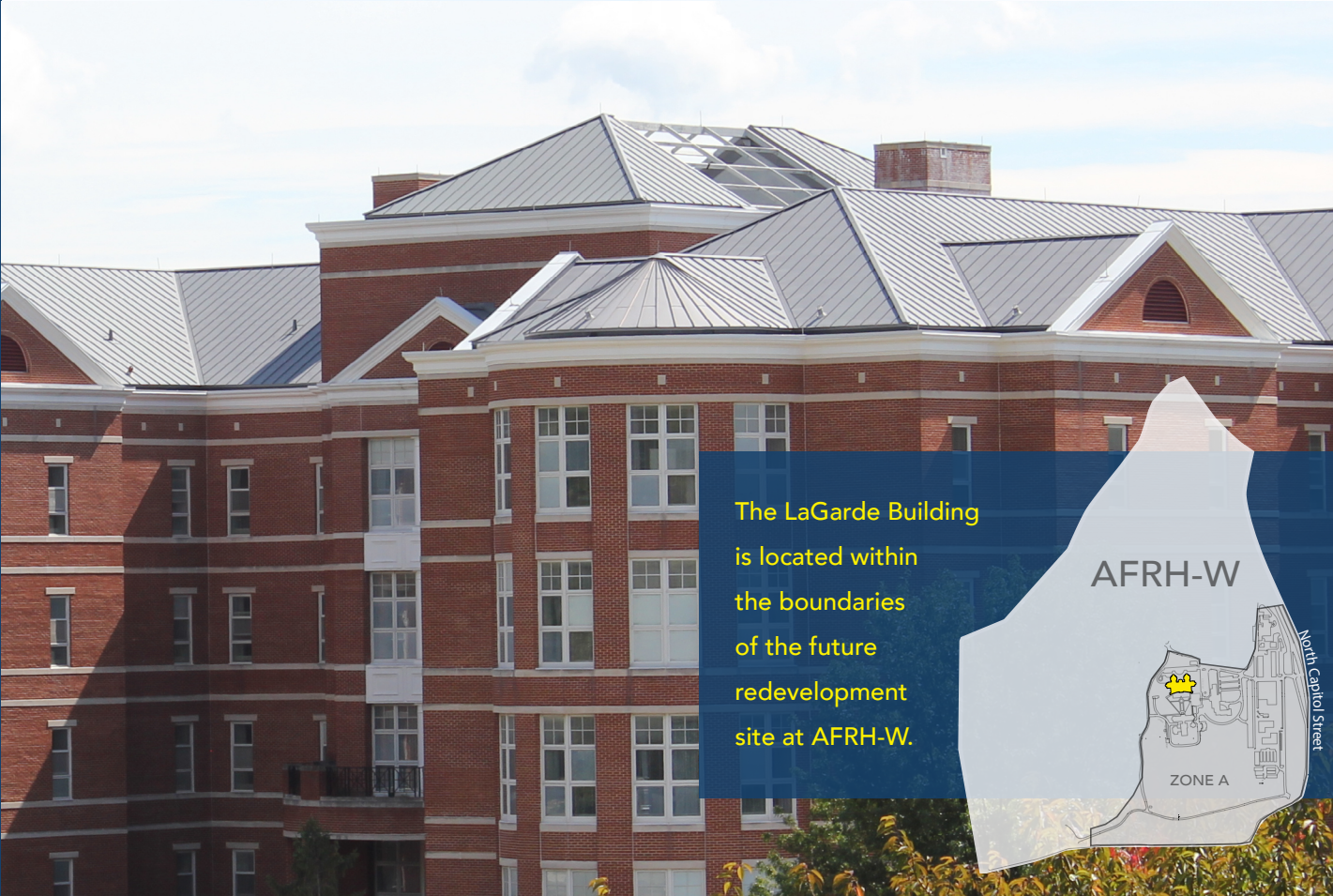
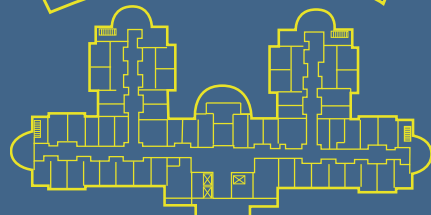
GROUND FLOOR LAYOUT



MAIN FLOOR LAYOUT

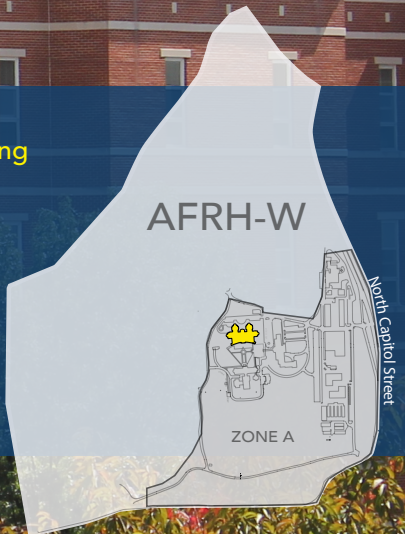


TYPICAL LAYOUT FLOORS 2-5



The LaGarde Building is located within the boundaries of the future redevelopment site at AFRH-W.

AFRH-W



DESCRIPTION

CONSTRUCTION	1992
CURRENT USE	Vacant (2013)
ORIGINAL USE	Senior Healthcare Facility
OWNERSHIP	Federal
BUILDING AREA	168,000 ft ²
USE AND OCCUPANCY	I-2 with A-2 on ground floor



FEATURES

- Adjacent dedicated surface parking
- Six stories
- At-grade access on ground and main floors
- Two-story atrium
- Abundant natural light
- Modern elevators
- Modern fire alarm, detection, and suppression
- Equipped with kitchen, laundry, and community spaces

